



8. CONCLUSIONS

Boeing Realty Corporation began a phased redevelopment of the 170-acre C-6 property in 1996. Redevelopment of the western-most portion of the property, Parcel B, began in 1998 and is nearly complete. Parcel B has undergone environmental investigation, assessment, and demolition. During demolition, over 100 samples were collected in support of more than 600 samples collected during the previous 10 years. All of the data from these recent and historical activities were evaluated for use in this risk assessment.

Thirteen of fourteen Parcel B buildings (37,000 square feet) have been demolished, and the parcel has been graded for redevelopment. Infrastructure construction and lot improvements are underway. The sole remaining original structure, Building 4, the main power station for C-6, is scheduled for demolition in January 1999. At that time, the building footprint will be sampled and analyzed, and an addendum to this risk assessment will be prepared.

Before title transfer, 2 feet of clean, imported fill will be placed over the entire parcel. This material is required to meet the specified grading conditions for the future site owner; however, the maintenance of this material will not be specified in the proposed deed restrictions. Therefore, this risk assessment has estimated potential health effects both with and without the fill material.

This risk assessment was developed to evaluate the health protectiveness of post-demolition site conditions at Parcel B. Specifically, does Parcel B adequately protect the health of future users? Also, what are the health impacts, if any, associated with redevelopment of the parcel as a commercial/industrial facility?

Table 8-1 summarizes the health risk to future Parcel B users. Incremental lifetime cancer risk (ILCR) and hazard index (HI) values are projected. As shown in the table, all risks are well



below the previously discussed (IESI 1998b) *preliminary* risk-management goals for commercial/industrial development (ILCR of 10^{-5} and HI of 1).

Exposures and associated risks detailed in this report were developed conservatively using the EPA's reasonable maximum exposure (RME) approach. Risks were estimated assuming the construction and daily use of the parcel as a light commercial/industrial facility. Under the approved site cleanup strategy developed by Integrated and Boeing for C-6 (Cal/EPA 1997), this post-demolition risk assessment has been used to evaluate the potential health risks to future users of the redeveloped parcel and to identify any localized "hot spots" requiring further remediation.

This risk assessment has demonstrated in a conservative manner that post-demolition conditions at Parcel B do not pose a public health concern. Furthermore, upon completion of the projected commercial/industrial development, the potential health risk will diminish.

Because the RME approach was used to quantify potential health impacts in this risk assessment, it is very likely that all other, lesser exposures related to Parcel B are also within these limits. Therefore, it is the conclusion of this report that Parcel B soils are health protective and require no remedial action.

TABLE 8-1
SUMMARY OF POST-DEMOLITION HEALTH RISK,
C-6 FACILITY, PARCEL B

On-Site Receptors	HI	ILCR
Construction Worker	2.8E-02	1.7E-07
Commercial/Industrial Worker, RME ^a	1.6E-05	2.8E-11
Commercial/Industrial Worker, Upper Bound ^b	2.3E-03	3.8E-07
Off-Site Receptors	HI	ILCR
Commercial/Industrial Worker	1.5E-05	2.5E-11
Resident Adult	9.3E-05	1.9E-10
Resident Child	3.2E-04	1.3E-10

^aReasonable Maximum Exposure conditions, assumes 2-foot layer of clean fill.

^bUpper Bound exposure conditions, assumes no layer of fill.

HI = Hazard Index

ILCR = Incremental Lifetime Cancer Risk